

# LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

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**DATE:** NOVEMBER 3, 2006  
**FROM:** SAMUEL MARTINEZ, LAFCO Analyst  
**TO:** LOCAL AGENCY FORMATION COMMISSION

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**SUBJECT: Agenda Item #4:** LAFCO SC#296 – City of Redlands OSC 06-03 for Water Service

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**INITIATED BY:**

City of Redlands, on behalf of property owners

**RECOMMENDATION:**

1. Adopt the Statutory Exemption that has been recommended for this proposal, and direct the Clerk to file a Notice of Exemption within five days.
2. Approve SC#296 authorizing the City of Redlands to extend water service outside its boundaries to Assessor Parcel Numbers (APNs) 0298-111-31, 32, 33 and 34.
3. Adopt LAFCO Resolution #2944 setting forth the Commission's findings, determinations and approval of the agreement for service outside the City of Redlands' boundaries.

**BACKGROUND:**

The City of Redlands has submitted a request for approval of an out-of-agency service agreement that outlines the terms by which it will extend water service. The agreement relates to four (4) individual parcels (APNs 0298-111-31, 32, 33 and 34), which cumulatively total approximately 0.82 acres and are generally located on the northeast corner of Florence and Tourmaline Avenues. These parcels are within the City's northeastern sphere of influence within the community known as "Mentone". Attachment #1 provides a location and

vicinity map of the contract area along with a map outlining the location of the infrastructure to be extended.

In 1995, the property owners requested that their vacant acreage be assessed as a single parcel (APN 0298-111-08) with the retention of the delineation of the four individual lots of record. From 1995 through 2005, the property was assessed as a single parcel. In April 2005, the property owners requested the division of the parcel into its four individual lots, each assessed as a separate assessor parcel. Each parcel is being proposed for construction of a single-family residence which requires water service from the City. Therefore, the City, on behalf of the property owners, has requested that the Commission review and approve the extension of service to each of the four new parcels pursuant to the provisions of Government Code Section 56133.

The City of Redlands indicates that the contract area is consistent with its General Plan designation for the area which is Medium-Density Residential (0-8 dwelling units per acre). Pursuant to Chapter 16.02 of the Redlands Municipal Code, the City prepared a Socio-Economic Analysis Study for the service agreement for the four (4) parcels that shows a positive cost/revenue effect should the contract area be included in the City. The City's review of the agreement also included an environmental assessment which determined that there was no significant effect from extending the service requested.

The City's application indicates that water service will be provided to the four individual parcels. The existing 8-inch water main is currently located approximately 180 feet north of the northern boundary of APN 0298-111-31 in Tourmaline Avenue. The water main is to be extended from its current location to the southern boundary of APN 0298-111-34, which is also the intersection of Tourmaline and Florence Avenues.

Pursuant to the Commission's application requirements for service contracts, information has been provided regarding all financial obligations for the extension of service outside the agency's boundaries. The provisions of Measure U within the City of Redlands require that the property owner pay the "sums equivalent to the City's development impact fees" as a condition for access to City services. The City has indicated that the following amounts are required from the property owners prior to the extension of its water facilities to the individual parcels:

Water Source Acquisition Charge		
SFR less than 11,000 sq. ft.	\$810 x 4 units	\$3,240
Water Capital Improvement Charge		
SFR less than 11,000 sq. ft.	\$4,840 x 4	\$19,360
Sums Equivalent		

Solid Waste	\$650 x 4	\$2,600
Public Improvement		
• Storm Drain	\$1,592 x 4	\$6,368
• Street Improvement	\$3,852 x 4	\$15,408
• Traffic Signal	\$261 x 4	\$1,044
• Public Facilities	\$3,538 x 4	\$14,152
Parks	\$1,969 x 4	\$7,876
<b>TOTAL</b>		<b>\$70,048</b>

In addition, the property owners will be responsible for the entire cost of the construction and installation of the water main in Tourmaline Avenue, including the installation of fire hydrants as required by the County Fire Marshal. Future occupants of the residential unit will be charged approximately 15 percent more than the in-City bi-monthly rate for water service/usage. The higher rate charged is intended to help offset the costs for service delivery outside the City's corporate boundaries.

Staff has reviewed this request for the provision of water service from the City of Redlands outside its corporate boundaries against the criteria established by Commission policy and Government Code Section 56133. The parcels to be served are within the sphere of influence assigned to the City of Redlands, within the Mentone community, and are anticipated to become a part of the City sometime in the future. The proposed development, which consists of four individual residential units to be constructed on each of the parcels, is consistent with the goals and policies of the City's General Plan for the area and requires that each parcel receive water service from the City of Redlands. Staff supports the City's request for authorization to provide water service to the proposed development since there is no other existing entity available to provide this service within the area.

### **FINDINGS:**

1. The project area, identified as APNs 0298-111-31, 32, 33 and 34, is within the sphere of influence assigned the City of Redlands and is anticipated to become a part of that City sometime in the future. The application requests authorization to receive City of Redlands water service. Approval of this application will allow the property owners and the City of Redlands to proceed in finalizing the contract for the extension of water service.
2. The City of Redlands OSC 06-03 being considered is for the provision of water service to four (4) individual parcels (APNs 0298-111-31, 32, 33 and 34) generally located on the northeast corner of Florence and

Tourmaline Avenues in the community of Mentone. This contract will remain in force in perpetuity or until such time as the area is annexed.

3. The fees charged this project by the City of Redlands are identified as totaling \$70,048 (for a breakdown of charges, see table on page 3). Payment of these fees is required prior to connection to the City's water facilities. Also, the property owners will be responsible for the entire cost of the construction and installation of the water main in Tourmaline Avenue, including the installation of fire hydrants as required by the County Fire Marshal.
4. As the CEQA lead agency, the Commission's Environmental Consultant, Tom Dodson and Associates, has reviewed the service contract submitted by the City of Redlands and recommended that this application is statutorily exempt from environmental review. A copy of Mr. Dodson's response is included as Attachment #3 to this report.

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Attachments:

1. Vicinity Map and Maps of the Contract Area
2. City of Redlands' Application and Contract
3. Response from Tom Dodson and Associates
4. Draft Resolution #2944